



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve revised Survey Area for Redevelopment Project No. 1

MEETING DATE: April 18, 2001

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt a resolution to approve the revised Survey Area Boundaries for Redevelopment Project No. 1.

BACKGROUND INFORMATION: In February 2000, the City Council approved a survey area for purposes of establishing Project No. 1. Since that time, the Agency approved the Feasibility Study and the outline of the final project area.

As part of the process of plan adoption, the Planning Commission is required to recommend to the Agency the approval of a Preliminary Plan that must describe the following:

- Project Area Boundaries
- Land Uses and Street Layout
- Population Diversities
- Building Intensities
- Development Standards
- How the redevelopment project serves the purposes of State law
- Conformity to the General Plan; and
- The impact of the redevelopment project on neighborhoods.

The Preliminary Plan for the most part, simply references other existing City documents like the General Plan and Zoning Ordinance.

The Planning Commission reviewed this item at their March 28th meeting. The Commission had no difficulties with the content of the Preliminary Plan, but did want to see the boundaries include the frontage parcels along Lodi Avenue from the prior survey boundary to Ham Lane. The additional area includes the south side of Lodi Avenue from School Street to Ham Lane and the north side from Hutchins Street to Ham Lane. The Planning Commission could not approve these boundaries because they were not included in the original survey area. So, in order to move the plan forward, the Agency must amend the survey area boundary to include the area discussed. Once this is accomplished, the Planning Commission can take their action, which will then come back to the Redevelopment Agency for final adoption.

APPROVED: _____


H. Dixon Flynn -- City Manager

From staff's perspective, we feel the additional area meets the finding necessary for inclusion. Frankly, if we were not comfortable with the Commission's recommendation, we would have made a strong argument before that body.

In short, we view this as a housekeeping item, which is a technically necessary step to move the plan approval process along. I have included the revised boundary to this communication for your information.

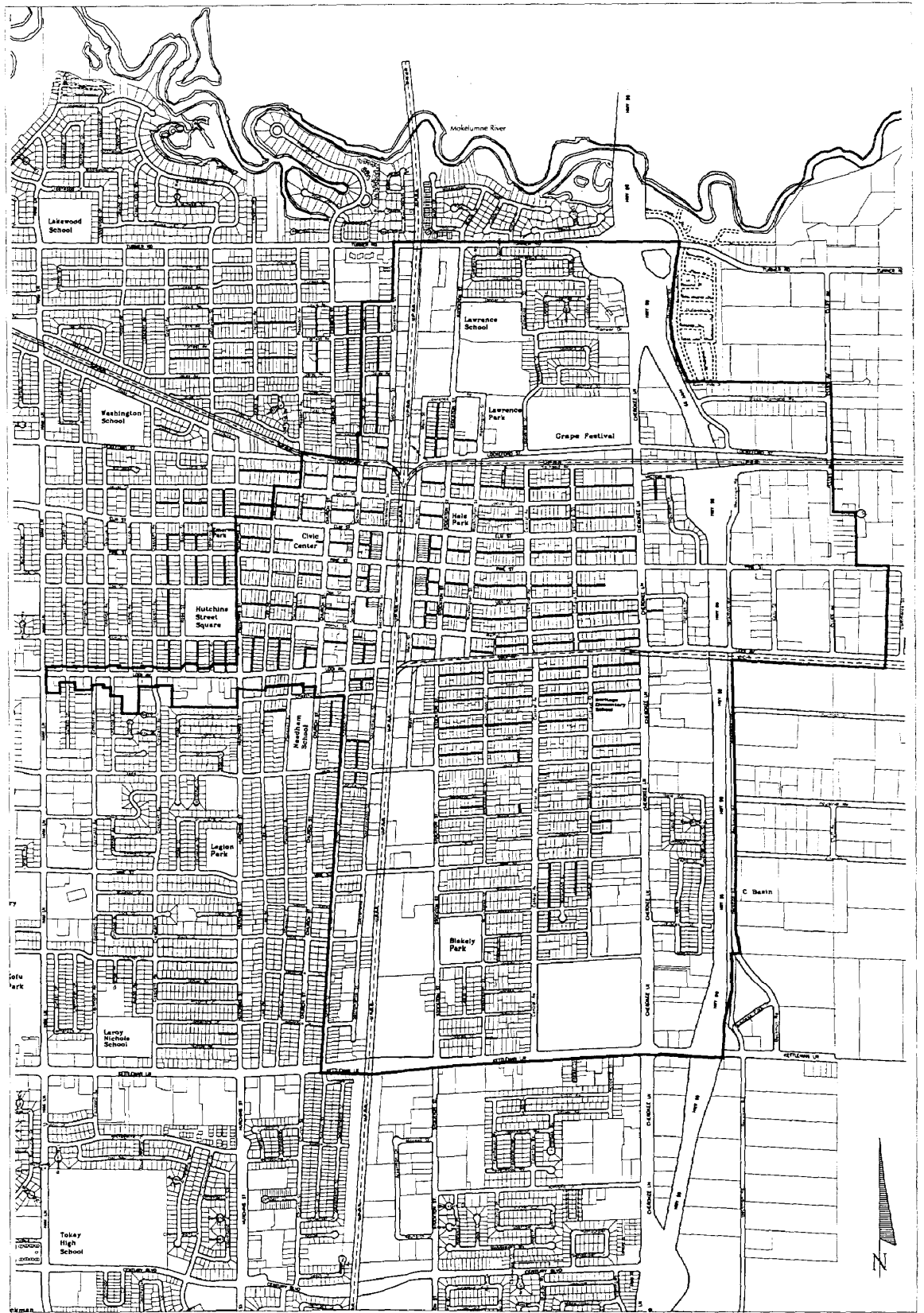
FUNDING: None required

A handwritten signature in black ink, appearing to be 'Konradt Bartlam', with a long horizontal stroke extending to the right.

Konradt Bartlam
Community Development Director

KB/lw

Attachments



SURVEY AREA BOUNDARY

SCALE: 1" = 1,200 FEET

City of Lodi
REDEVELOPMENT PLAN ADOPTION
REDEVELOPMENT SURVEY AREA

RESOLUTION NO. 2001-93

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING REVISED SURVEY AREA FOR
REDEVELOPMENT AGENCY PROJECT NO. 1

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WHEREAS, the City Council of the City of Lodi established the City of Lodi Redevelopment Agency by the adoption of Ordinance No. 1675; and

WHEREAS, pursuant to Community Redevelopment Law, it was necessary to establish a Survey Area in order to arrive at the establishment of a Project Area; and

WHEREAS, Seifel Associates was retained by the City of Lodi Redevelopment Agency to assist in the development of information to facilitate the redevelopment process; and

WHEREAS, Health & Safety Code §33310 establishes that a Survey Area Designation is to be made by Resolution; and

WHEREAS, a report was presented to and reviewed by the City Council recommending an area of the City of Lodi which could appropriately be designated a Survey Area; and

WHEREAS, on February 16, 2000 the City Council of the City of Lodi approved a survey area for purposes of establishing Project No. 1; and

WHEREAS, since that time, the Redevelopment Agency has approved the Feasibility Study and the outline of the final project area; and

WHEREAS, as part of the process of plan adoption, the Planning Commission is required to recommend to the Redevelopment Agency the approval of a Preliminary Plan that must describe the following:

- Project Area Boundaries
- Land Uses and Street Layout
- Population Diversities
- Building Intensities
- Development Standards
- How the Redevelopment Project serves the purposes of State law
- Conformity to the General Plan
- The impact of the Redevelopment Project on neighborhoods

WHEREAS, the Preliminary Plan simply references other existing City documents like the General Plan and Zoning Ordinance; and

WHEREAS, on March 28, 2001, the Planning Commission reviewed the Preliminary Plan, and determined that the boundaries should include the frontage parcels along Lodi Avenue from the prior survey boundary to Ham Lane; and

WHEREAS, the additional area includes the south side of Lodi Avenue from School Street to Ham Lane and the north side from Hutchins Street to Ham Lane; and

WHEREAS, the Planning Commission was not able to approve these boundaries since they were not originally included in the original survey area; and

WHEREAS, in order to move the plan forward, the City Council must amend the survey area boundary to include the area discussed.

NOW, THEREFORE, BE IT RESOLVED, by the Lodi City Council that the revised Survey Area for Redevelopment Project No. 1 is hereby approved.

Dated: April 18, 2001

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I hereby certify that Resolution No. 2001-93 was passed and adopted by the Lodi City Council in a regular meeting held April 18, 2001 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Pennino and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Land

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk